

CERTIFIED TRUE COPY

STATE OF NEW JERSEY  
DEPARTMENT OF LAW & PUBLIC SAFETY  
DIVISION OF CONSUMER AFFAIRS  
BOARD OF REAL ESTATE APPRAISERS

COPY

IN THE MATTER OF THE  
SUSPENSION OR REVOCATION OF  
THE LICENSE OR CERTIFICATION  
OF

**FREDERICK J. SPRATT**  
**RC00149900**

TO PRACTICE AS A REAL ESTATE  
APPRAISER IN THE STATE  
OF NEW JERSEY

Administrative Action

FINAL ORDER  
OF DISCIPLINE

FILED

BOARD OF  
REAL ESTATE APPRAISERS

*James Hsu*  
**DR. JAMES S. HSU**  
Executive Director *12/18/06*

This matter was opened to the New Jersey State Board of Real Estate Appraisers ( "the Board") upon receipt of information which the Board has reviewed and on which the following findings of fact and conclusions of law are made:

FINDINGS OF FACT

1. Respondent is a real estate appraiser in the State of New Jersey, and has been a licensee at all times relevant hereto.
2. On or about March 24, 2006, pursuant to N.J.S.A. 45:1-18, the Board conducted a random audit of a group of its licensees, asking them to submit proof with regard to the satisfaction of continuing education requirements for the 2004-2005 renewal period, i.e., twenty eight (28) approved credit hours; or for those licensed or

certified in the first six months of 2005, fourteen (14) credit hours.

3. Respondent was among those appraisers asked to submit proof of satisfaction of continuing education requirements.

4. A letter dated March 24, 2006 was issued to respondent, asking for proof of satisfaction of continuing education requirements. The letter was sent by regular mail to respondent's address of record at 20 Florence Drive, Clark, NJ 07066-1211. No response was received. The mailing was not returned.

5. A second communication was sent on or about June 16, 2006 to respondent at his address of record by certified mail. The mail was not returned. No response has been received to date.

#### CONCLUSIONS OF LAW

1. Respondent's failure to respond to the Board's request for information constitutes a failure to cooperate with a Board investigation pursuant to N.J.A.C. 13:45C-1.2, -1.3, subjecting respondent to sanctions pursuant to N.J.S.A. 45:1-21(e).

Based on the foregoing findings and conclusions, a Provisional Order of Discipline was entered on September 12, 2006, suspending respondent's license until he replied to the Board's previous request for information, and imposing a civil penalty in the amount of \$1,0000.00 for respondent's violation of N.J.A.C. 13:45C-1.2, -1.3. A copy of the Order was forward to respondent by certified and regular mail at his address of record on September 15, 2006. The Provisional Order was subject to finalization by the Board at 5:00 p.m. on the 30<sup>th</sup> business day following entry unless respondent requested a modification or dismissal of the stated Findings of Fact or Conclusions of Law by submitting a written request for modification or dismissal setting forth in writing

any and all reasons why said findings and conclusions should be modified or dismissed and submitting any and all documents or other written evidence supporting respondent's request for consideration and reasons therefor.

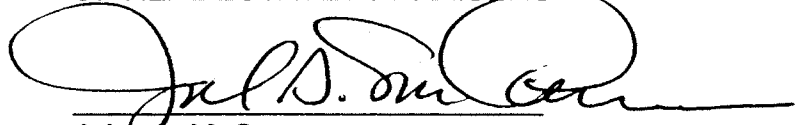
Respondent replied to the Provisional Order by forwarding documentation of continuing education credits to the Board's attention, along with an apology for his failure to respond, and an inquiry as to the steps he should take to retain his status as a Board licensee in the State of New Jersey. The Board thus deems service to have been effected. Inasmuch as respondent has replied to the Board's request for information, his status as a licensee is not affected. Therefore, upon review of respondent's submission the Board determined that further proceedings were not necessary, and that the Provisional Order should be made final.

ACCORDINGLY, IT IS on this 18<sup>th</sup> day of December, 2006,

ORDERED that:

1. Inasmuch as respondent has furnished a response to the Board's request for information with regard to the continuing education obligation, no suspension is imposed.
2. A civil penalty in the amount of \$1000 is hereby imposed upon respondent for the violation of N.J.S.A. 45:1-21(e).

NEW JERSEY STATE BOARD  
OF REAL ESTATE APPRAISERS

  
John A. McCann  
President